

024.0

0005

0004.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel

1,190,300 / 1,190,300

APPRAISED:

USE VALUE:

ASSESSED:

1,190,300 / 1,190,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
69		HENDERSON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SEVERY RYAN & MARTHA	
Owner 2:	
Owner 3:	

Street 1: 69 HENDERSON ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: HENDERSON ST DEVELOPMENT LLC -	
Owner 2: -	
Street 1: 186 GREAT RD STE 10	
Twn/City: BEDFORD	

St/Prov: MA	Cntry
Postal: 01730	

NARRATIVE DESCRIPTION	
This parcel contains .179 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2019, having primarily Vinyl Exterior and 2898 Square Feet, with 1 Unit, 1 Bath, 3 3/4 Baths, 0 HalfBath, 7 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

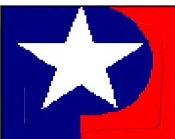
PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	1
t	Level

Land Section	
Use	Description
LUC	Fact
No of Units	Depth / PriceUnits
Code	Unit Type
	Land Type
	LT Factor
	Base Value
	Unit Price
	Adj
	Neigh
	Neigh Influ
	Neigh Mod
	Infl 1
	%
	Infl 2
	%
	Infl 3
	%
	Appraised Value
	Alt Class
	%
	Spec Land
	J Code
	Fact
	Use Value
	Notes

101	One Family	7808	Sq. Ft.	Site	0	80.	0.84	1													

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7808.000	666,900		523,400	1,190,300		16020
							GIS Ref
							GIS Ref
							Insp Date
							08/06/19



PATRIOT
Properties Inc.
USER DEFINED

Prior Id # 1:	16020
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	Date Time
	12/29/21 20:53:51
LAST REV	Date Time
	08/18/20 11:02:45
ASR Map:	danam
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT								Parcel ID	024.0-0005-0004.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	666,900	0	7,808.	523,400	1,190,300		Year end	12/23/2021
2021	101	FV	645,300	0	7,808.	523,400	1,168,700		Year End Roll	12/10/2020
2020	101	FV	418,700	0	7,808.	523,400	942,100	942,100	Year End Roll	12/18/2019
2019	101	FV	176,600	1700	7,808.	556,100	734,400	734,400	Year End Roll	1/3/2019
2018	101	FV	176,600	1700	7,808.	405,600	583,900	583,900	Year End Roll	12/20/2017
2017	101	FV	176,600	1700	7,808.	353,300	531,600	531,600	Year End Roll	1/3/2017
2016	101	FV	176,600	1700	7,808.	301,000	479,300	479,300	Year End	1/4/2016
2015	101	FV	167,000	1700	7,808.	294,400	463,100	463,100	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
HENDERSON ST DE	73155-358	1	8/22/2019			1,200,000	No	No					
MC IVER DIANE/T	70372-380		12/13/2017	Change>Sale		425,000	No	No					
HIGGINS RACHEL	42269-551		3/19/2004	Convenience		100	No	No	Carlton E Higgins dod 10/2/1994				
LARSON C ILEEN	16615-295		12/4/1985			75,000	No	No	Albert Larson dod 1/31/1985				
LARSON ALBERT	12802-633		6/2/1975	Convenience			No	No					

BUILDING PERMITS											ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
3/13/2019	334	Inter Fi	15,000	C					10/2/2019	SQ Returned	MM	Mary M			
9/12/2018	1314	Addition	40,000	O					8/6/2019	Meas/Inspect	DGM	D Mann			
8/9/2018	1139	Addition	208,000	O					6/24/2019	Permit Visit	DGM	D Mann			
1/10/2018	30	Inter-De	10,000	C					6/4/2019	Permit Visit	DGM	D Mann			
									7/21/2017	MEAS&NOTICE	HS	Hanne S			
									1/28/2009	Meas/Inspect	294	PATRIOT			
									10/30/1999	Inspected	267	PATRIOT			
									9/29/1999	Mailer Sent					
									9/29/1999	Measured	256	PATRIOT			

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type: 6 - Colonial	Sty Ht: 2T - 2 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	OF=BMT SINK.				6	10	WDK	10												
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	3/4 Bath: 3	Rating: Average	A 3QBth:	Rating:					21	TQS	SFL	21												
			%	1/2 Bath:	Rating:	A HBth:	Rating:					20			2												
				OthrFix:	Rating:							24	TQS	SFL	12 FL												
				OTHER FEATURES				1st Res Grid Desc: Line 1 # Units 1				3															
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: GRAY		Kits:	Rating: Average	A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	10						
View / Desir:				Frl:	Rating:			Other																			
GENERAL INFORMATION				WSFlue:	Rating:			Upper																			
Grade: B+ - Good (+)	Year Blt: 2019	Eff Yr Blt:						Lvl 2																			
Alt LUC:		Alt %:						Lvl 1																			
Jurisdct: G21		Fact: .						Lower																			
Const Mod:								Totals	RMs: 7	BRs: 4	Baths: 1	HB															
Lump Sum Adj:																											
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN				SUB AREA				SUB AREA DETAIL							
Avg Ht/FL: STD	Prim Int Wal: 2 - Plaster	Sec Int Wall:	%	Location:		Total Units:		Floor:		% Own:		Name:		Exterior:	No Unit	RMS	BRS	FL	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	%										Interior:	1	7	4		SFL	Second Floor	936	138.270	129,419	BMT	100	GFB	75 G	
Bsmnt Flr: 12 - Concrete	Subfloor:					Total:	1 %						Additions:					FFL	First Floor	900	138.270	124,442					
Bsmnt Gar:	Electric: 3 - Typical	Insulation: 2 - Typical											Kitchen:					TQS	3/4 Story	702	138.270	97,065					
Int vs Ext: S	Heat Fuel: 2 - Gas	Heat Type: 15 - H.V.A.C											Baths:					BMT	Basement	480	78.810	37,830					
# Heat Sys: 1	% Heated: 100	% AC: 100											Plumbing:					EFP	Enclos Porch	108	52.430	5,662					
Solar HW: NO	Central Vac: NO	% Com Wal	% Sprinkled										Electric:					WDK	Deck	60	16.000	960					
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:															
SPEC FEATURES/YARD ITEMS				PARCEL ID 024-0-0005-0004.0												IMAGE				AssessPro Patriot Properties, Inc							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
More: N	Total Yard Items:													Total Special Features:					Total:								

